





City of Loma Linda Official Report

Floyd Petersen, Mayor
Karen Hansberger, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: August 26, 2003

TO: City Council

VIA: Dennis R. Hallaway, City Manager 

FROM: Deborah Woldruff, AICP, Community Development Director 

SUBJECT: Street Names for Tentative Tract Map No.16341 (Ryland Homes)

RECOMMENDATION

Staff recommends that the City Council choose 12 street names from the following list as recommended by the Historical Commission for Tentative Tract Map No.16341:

Street A – Valencia Avenue
Street B – Sonora Road
Street C – Arroyo Lane
Street D – Boren Avenue
Street E – Paxton Place
Street F – Wilson Cove
Street G – Veech Street
Street H – Van Uffelen Drive

Street I- Harris Drive
Street J – Tolls Lane
Street K – Bybee Lane
Street L - Glen Summer Drive
Alternative – Alamo Road
Alternative – Campo Cove
Alternative – Sepulveda Drive

BACKGROUND

On January 28, 2003, the City Council approved Tentative Tract Map No. 16341 to subdivide 40.9 acres into 196 single-family lots (Attachment A). On July 7, 2003 the Historical Commission considered street names that pertain to the history of the Mission District area. They appointed a subcommittee to work with staff on finding appropriate street names for the tract based on the history of the area.

ANALYSIS

On July 9, 2003 the subcommittee of the Historical Commission met and recommended the street names as stated above. When selecting street names they considered the Spanish influence, citrus industry and influence, history of Cottonwood Row, families that owned property in the area, and the histories of the 1854 Mission School and the Dairy. The Mission School site and the dairy were both located on the subdivision site. The Subcommittee's recommendations

include the following 12 names and three additional names as alternatives for the City Council to consider.

VALENCIA –	Type of Orange grown in the area.
SONORA –	San Bernardino Sonora Road was an old Spanish Military Road established in the 1700's and was close to the same alignment as Mission Road.
ARROYO -	Spanish term for waterway (This is the closest road to the San Timoteo Channel).
BOREN -	The family was a founder of Mound City and helped to organize the first Mission School (1854 building). The Boren children were students at the Mission School and Mr. Boren was the last to teach in the 1854 Mission School building. The original main street of Mound City was named Boren Street.
PAXTON -	The Paxton family was one of the original families on Cottonwood Row (Mission Road). Hale Paxton currently lives east of the subdivision.
WILSON -	The Wilson's were property owners on the north and south sides of Mission Road and the Wilson children attended school at the 1854 Mission School building.
VEECH -	Winners of the 2003 Children's Hospital Auction.
VAN UFFELEN -	Owners of the Dairy located on the project site.
HARRIS -	Owners of the Dairy located on the project site.
TOLLS -	Largest property owner on the south side of Mission Road.
BYBEE -	Donated the land for the 1854 Mission School site (located on the project site). The Bybee children were students at the school.
GLEN SUMMER -	Type of Valencia Orange

Alternatives:

ALAMO -	Spanish term for tree
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CAMPO -	Spanish term for countryside
SEPULVEDA -	Cousin of Don Antonio Mario Lugo who was granted, with his three cousins, the San Bernardino Rancho (first Spanish establishment in the area and located along Mission Road).

In 2003, the City Council allowed the Loma Linda University Children's Hospital to auction off the opportunity to name a street for fundraising purposes. Mr. and Mrs. Veech won the auction and the opportunity to name a street. City staff met with Mr. and Mrs. Veech and let them select a street to name within the subdivision. Mr. and Mrs. Veech requested that Street G be named for their family (Veech Street).

Environmental Evaluation: The street naming process is within the scope of the approved Mitigated Negative Declaration that was adopted by the City Council for Tentative Tract Map No. 16341 on January 28, 2003. The Initial Study evaluated the proposed subdivision for 196 single-family lots and the future construction of housing on these lots. It is presumed that new streets approved for construction will be named. The street naming process will not result in any additional environmental impacts. Therefore, no additional evaluation is necessary for the project's compliance with the California Environmental Quality Act (CEQA).

Public Comments: Other than Mr. and Mrs. Veech's request to name a street after their family, there have been no other public comments regarding the proposed or recommended street names for Tentative Tract Map No. 16341.

CONCLUSION

Based on the request by Mr. and Mrs. Veech and the recommendations of the Historical Commission and acceptance by the Public Safety Department, the City Council should choose 12 street names from the list above for Tentative Tract No. 16341.

FINANCIAL IMPACT

No financial impacts are anticipated other than the costs associated with constructing and placing the street signs on the finished streets.

Respectfully submitted,


Lori Ludi,
Senior Planner

ATTACHMENTS

A. Tentative Tract Map 16341

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